



## MEMORANDUM

**Date:** October 13, 2010  
**To:** Lewis County Community Development  
**From:** BHC Consultants: Roger Wagoner, Greg Waddell, Talia Henze  
**Subject:** 2010 Proposed Amendments to Lewis County Comprehensive Plan: Summary

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### **(Doc 1) Economic Development Element**

- Amendment date updated in footer
- Introduction updated to include mention of Subarea Plan
- New section “Economic Impact”– moved here from Urban Land Use Sub-Element (page 3-1)
- Minor edits to CWPPs (page 3-2 through 3-3)
- Minor amendment to SWOT analysis:
  - Weaknesses: Concerning shortage of lands designated for all uses (page 3-6)
  - Opportunities: Updates concerning large-acreage industrial sites (page 3-7)
- New Section “Programmatic Approach”– moved here and edited from Urban Land Use Sub-Element (pages 3-9 through 3-11)
- Policy 2.2 reworded for clarification (page 3-12)
- New: Policy 3.12 added for compliance with GMA on redevelopment of surface coal mining land (page 3-14)
- Policy 4.3 reworded for clarification (page 3-15)
- Policy 6.4 reworded for clarification (page 3-18)
- Policy 6.7 reworded for clarification (page 3-18)
- Policy 6.11 deleted (page 3-19)
- New: Policies 6.11 and 6.12 added to enhance the economic vitality of farming practice (page 3-19)

### **Land Use Element**

#### ***(Doc 2A) Introduction***

- Added third paragraph in “Purpose” section to more precisely define land use distributions.
- Added GMA goals guiding the chapter
- Added reference to Master Planned Resorts in “Existing Land Use” section.
- Removed incomplete table and references to figures.

#### ***(Doc 2B) Urban Growth Areas & (Doc 2C) Rural Areas Sub-Elements***

- Re-arranged structure to extract policy language from sections with existing regulatory-like language (such as sections titled “guidelines,” “requirements,” “issues,” “designations,” etc.)
- Preserved the intent of these deleted sections in the form of new proposed policy language.
- Clarified the intent for each land use designation.
- Urban Sub-Element: clustered policy language according to topic
- Rural Sub-Element: clustered policy language according to land use designation.



- Removed all definitions from descriptive text and from policies and placed into a glossary.
- Removed outdated information.
- Removed language referring to designation of Gateway Communities (due to inconsistencies with the use of “gateway” in Lewis County Code).
- Moved some language to the Economic Development Element (see Programmatic Approaches in Economic Development Element)
- Retained the intent and key concepts from of the existing document while attempting to make both sub-elements more accessible and reader-friendly.

### ***(Doc 2D) Land Use Urban and Rural Sub-Element Glossary***

- Created a glossary of terms extracted from the Urban and Rural Sub-Elements.
- Added definition for “Gateway.”

### ***Natural Resource Lands Sub-Element & Natural Environment Sub-Element,***

- No Changes (not included in packet)

## **(Doc 3) Capital Facilities Element**

- Amendment date updated in footer
- New Policy Added. CF 2.4 (page 6-14) to help set framework for regional utilities cooperation
- New Policy Added. U 1.7 (page 11-14) to help set framework for regional utilities & subarea planning

## **(Doc 4) Economic Development Profile**

- Amendment date updated in footer
- Updates to population information ( page A1-32 and A3-32)
- New paragraph explaining Hovee study for industrial demand in South County subarea (page A21-32)
- New paragraph describing South County Subarea purchasing power (page 27 of 32)
- Addition of paragraph describing South County as a retail center (page 31 of 32)
- Addition of paragraph describing the economic contributions of the South County subarea (page 32 of 32)

## **(Doc 5) Capital Facilities Profile**

- Amendment date updated in footer
- Sentence added to introduction to reflect plans for regional utility system (page C2-27)
- Numbers in Table 8.2 Projected Space Needs (page C3-28) updated for 2030
- Language changed for SHWMP to reflect that plan was adopted in 2008 (page C16-27)
- Information updated for Winlock, Toldeo, Evaline, Castle Rock, Napavine, and Chehalis school districts (pages C5-27 through C8-27)
- Natural Gas updated to reflect recent upgrades at Jackson Prairie (pages C19-27 through C20-27)